



**SANTA ROSA  
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
JUNE 13, 2018  
5:00 P.M.**

**BOARD MEMBERS**

Jerry Watson  
Chairman  
Karen Sindel  
Vice Chairman  
Janice Gilley  
Secretary Treasurer  
Tammy Bohannon  
Acting Secretary Treasurer  
Brigette Brooks  
Member  
Thomas Campanella  
Member

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday June 13, 2018 beginning at 5:02 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Janice Gilley, Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Brigette Brooks. Mr. Jerry Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 5/9/2018)

**Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting 5/9/2018 as presented. (6-0)**

5. CHANGES OR ADDITIONS TO AGENDA

Mr. Watson added a New Business Item #3 - Request by Pensacola Beach Inc. to sublease to Verizon a portion of their parking lot (approximately 30' x 30") to install a temporary cell site for the Blue Angels Airshow. The length of this sublease would be June 20, 2018 – July 19, 2018. Pensacola Beach Inc. will pay all applicable fees to the SRIA. (Staff report by Paolo Ghio)

**Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved acceptance of the change to the agenda. (6-0)**

6. ADOPTION OF AGENDA

**Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as amended. (6-0)**

7. CHAIRMAN'S COMMENTS

Mr. Watson reminded the audience about filling out a speaker request form if they want to speak on any item, and explained they are allowed 3 minutes to speak.

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8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland presented this month's report for the VIC.

9. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS  
DEPARTMENT, ESCAMBIA COUNTY

Mr. Forte presented his report to the Board and asked if there were any questions.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA,  
CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback. (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation.**

B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON,  
CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS,  
MEMBERS

Item # 1 – Approval to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East. (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation.**

Item # 2 - Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

**No action taken, discussion item only.**

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY  
WATSON AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

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**The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.**

**Upon motion of Ms. Karen Sindel seconded by Dr. Thomas Campanella, the Board unanimously approved the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

11. NEW BUSINESS

Item # 1 - Discussion regarding Commercial signage on Pensacola Beach, specifically, Pensacola Beach Boardwalk and the Old VIC building (Requested by Ms. Janice Gilley) (Staff report by Paolo Ghio)

Ms. Gilley stated she had received calls regarding the "Pre-Condo" sales at the old VIC site. She said she has no concerns over it, but others felt like they weren't living up to their contractual agreement. She said she also knows in the past, the Board used to approve commercial signage, (that's done at staff level now) but she's received complaints that the signage is not aesthetically pleasing.

Ms. Bohannon agrees that the usage is different than the coffee and bicycles that were a part of the original agreement for the old VIC.

Dr. Campanella agreed that the terms of the agreement are being violated, but had checked and was told the signage meets the proper guidelines.

Discussion followed regarding the terms of the concession agreement, which expires in early 2019.

Ms. Sindel asked if there was violation of the agreement, and Mr. Stebbins stated he didn't know if Mr. Rinke was operating all three activities (Coffee, Bicycles and Rentals) continuously, and if not, he could be considered in violation of the agreement.

Mr. Stebbins and Mr. Ghio pointed out that if the Board isn't happy with what is being done at the old VIC, the Concession Agreement doesn't have to be renewed by the SRIA.

Ms. Bohannon suggested taking with the County prior to renewal, as they may have plans for the property.

Ms. Gilley stated she would like to see signage at the PB Boardwalk to say, "Family-Friendly Behavior" & "Under Surveillance".

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Mr. Ghio agreed to talk to Public Works regarding signage.

Item # 2 – Approval for staff to write a letter to all leaseholders on the Island asking for removal of all obstacles in the Right of Way (ROW). (Staff report by Paolo Ghio)

Mr. Ghio gave backup on the item and showed a brief power point showing images of some encroachments to the ROW on the Island. He explained it is a safety issue, and two vehicles can't safely pass, & there are emergency vehicle issues. He said staff recommended an awareness campaign.

Ms. Bohannon said the areas should never have been allowed to get to this state to begin with, and the appearance doesn't match the property values. She believes most people know that they have encroached into the ROW.

Mr. Ghio stressed the biggest concern is public safety, including cyclists.

Ms. Gilley asked of the derelict pier campaign was a success, and Mr. Ghio said yes, he had full compliance.

Ms. Gilley stated the SRIA has allowed this to happen, and agreed the first step should be an awareness campaign.

Ms. Brooks said this is a safety concern and stabilized shoulders would definitely help alleviate some of the parking issues in the area.

Mr. Ghio stated clearing the bushes, trees, landscaping and sod that are in the right of way (ROW) would be Phase I, with Phase II being the actual grading of the road and removal of excess sand, in order to bring in white bahama rock to stabilize the shoulder for parking and walking.

Mr. Ghio said these benefits would be gained by the clearing of the ROW; 1) Controlling the drift of sand, 2) Provide parking, & 3) Provide room for safe walking.

Ms. Bohannon added a 4<sup>th</sup> point, an enhanced appearance would be gained by the clearing of the ROW.

SPEAKER:

Mark Thompson – He agrees that there is a safety issue on Ariola Drive, and stated trash cans are left on the street for days, causing passing issues, and he has grave concerns that an emergency vehicle might not be able to get through to help if needed.

Ms. Bohannon said a specific timeline needs to be given for compliance.

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Ms. Sindel said aesthetics are one thing, but if there is a safety issue, not much else matters. It shouldn't just be an informational campaign, culprits should be located, and perhaps the SRIA should take legal action. She wants to make the community safe again.

SPEAKER:

Terry Preston – She is representing herself and Pensacola Beach Advocates. She stated the issue is not just on Ariola, even though she couldn't get through there tonight, and that Bulevar Mayor allows parking on both sides of the road and traffic can't get through there easily, either.

Liz Hewson – She agreed this is a public safety issue, and told what a difficult time the bus driver has getting through certain areas and has also gotten stuck before. She encouraged timely action, not waiting 30 days or more.

Dr. Campanella agrees is a safety issue, one that the SRIA has allowed up until now, as people were allowed to put grass and other things right up to the ROW. He asked Mr. Stebbins the best way to approach this matter.

Mr. Stebbins said he would meet with the Executive Director and figure out a reasonable time frame, and perhaps put the entire Island on notice with a letter, which would include remedies to the situation.

Ms. Bohannon suggested using the 4 points in the letter Mr. Ghio made earlier.

**Upon amended motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Board unanimously approved moving forward with an awareness notification campaign regarding clearing the ROW obstructions and enforcement of correcting the safety problems that currently exist on the Island. Legal Counsel will work with the Executive Director to send out an Island-wide letter that will include reasons behind clearing the ROW, as well as ramifications of failure to do so in a timely manner. (6-0)**

Item # 3 - Request by Pensacola Beach Inc. to sublease to Verizon a portion of their parking lot (approximately 30' x 30") to install a temporary cell site for the Blue Angels Airshow. The length of this sublease would be June 20, 2018 – July 19, 2018. Pensacola Beach Inc. will pay all applicable fees to the SRIA.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the request by Pensacola Beach Inc. to sublease to**

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**Verizon a portion of their parking lot (approximately 30' x 30") to install a temporary cell site for the Blue Angels Airshow. (6-0)**

12. OLD BUSINESS

Item # 1 – Approval of a Modification to Sub-grant Agreement for FMA-PJ-04-FL-2013-021, to extend period of performance (March 23, 2015- June 30, 2018) and approval to execute the document by either Board Chairman or Executive Director (Staff report by Paolo Ghio)

Mr. Ghio gave background and explained extra time was needed to close out the grant. He said staff recommended approval, with the Chairman's signature on the document.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved a modification to the Sub-grant Agreement for FMA-PJ-04-FL-2013-021, to extend period of performance (March 23, 2015- June 30, 2018) and approval to execute the document by the Board Chairman. (6-0)**

Item # 2 – Approval to start resurfacing the basketball court at Harry Gowens Park and resurface the access path on Via de Luna Drive. (Staff report by Paolo Ghio)

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved to start resurfacing the basketball court at Harry Gowens Park and resurface the access path on Via de Luna Drive. (6-0)**

Discussion followed regarding resurfacing of the tennis courts (Escambia County) and pickle ball courts (no room, as we only have 2 tennis courts that are already highly utilized).

13. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board.

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board.

There was a brief discussion regarding Harry Gowens Park. (The basketball court, the playground, and the splash pad are all located there.)

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C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board.

14. VISITOR'S FORUM

Emails against the building of public restrooms across from Portofino were received by: Karen White-Trevino, Jim and Deborah Krauss, and Sally Massey.

All the following speakers came to speak out against the building of public restrooms across from the Portofino property:

- Michael Byrne
- Maria Byrne (Gave Ms. Thompson copies of petitions)
- Ed Renton
- Buddy Brothers
- Maureen White
- Mohamed Ghabour
- Robert Miler

Generally, these residents stated they weren't even aware of the project and had not been consulted or shown plans. None of them felt the need to have a restroom across the street that would block their view and be a health concern.

Speaker:

Robert Rinke – He stated he didn't want people crossing the street to use the restroom, as "Portofino" beach is very highly utilized. He gave the history so far of approvals and money. He said if the Portofino residents don't want the restrooms, he won't spend a penny on them. He will be working with management to send out certified letters the week of June 18-22 to each Portofino leaseholder to poll them regarding the restrooms. There will be return envelopes included. He will advise the SRIA Board of the vote.

Mr. Ghio reviewed the history of this project and stated it is currently on hold.

Discussion followed.

15. BOARD MEMBER'S FORUM

Dr. Campanella thanked residents for coming forward to give their opinions, and encouraged them to talk to their Tower Board.

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Ms. Brooks Thanks everyone for their feedback and encouraged leaseholders to come to SRIA meetings, as this item had been discussed for years.

Ms. Bohannon encouraged leaseholders to check the SRIA website for meeting information that impacts their property.

16. ADJOURN

There being no further business to come before the Board, Chair Jerry Watson declared the Regular Board Meeting of the SRIA Board adjourned at 6:42 p.m.

  
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SECRETARY

  
\_\_\_\_\_  
CHAIRMAN

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)